



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

125 Falbury Crescent NE
Calgary, Alberta

MLS # A2235408



\$410,000

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	832 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

FANTASTIC LOCATION! Welcometo this beautiful Bi-Level 4 BEDROOM home in the community of Falconridge. This well-maintained Semi-Detached home is perfect for FIRSTTIME HOME BUYERS or INVESTORS looking for income property. The main level features two good size bedrooms, a full bathroom, and a gorgeous kitchen with all Stainless-Steel Appliances. A bright living room with laminated floorings, modern lighting fixtures, freshly painted and all newer Vinyl Windows. The BASEMENT is FULLY FINISHED with 2 additional bedrooms, a bathroom, laundry room, plenty of storage space and a newer TANKLESSHOT WATER system. Enjoy summer BBQs with family and friends on a Huge Deck in a sunny backyard, all fenced yard with a STORAGE SHED. This property is located with quick and easy access to McKnight and Stoney Trail, is just across from an OFF-LEASH DOG PARK, and is close to schools, shopping, parks & Don Hartman Sportsplex.